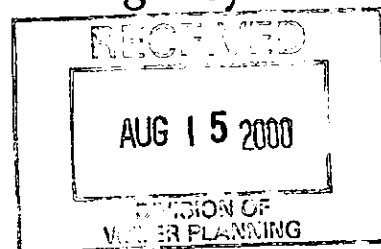




# Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 00-09-598P

The Honorable Ted Short  
Chairman, Washoe County  
Board of Commissioners  
P.O. Box 11130  
Reno, NV 89520

Community: Washoe County, NV

Community No.: 320019

Panel Affected: 32031C2800 E

Effective Date of **AUG 01 2000**

This Revision:

102-I-C

Dear Mr. Short:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated April 11, 2000, Ms. Margaret F. Bowker, P.E., Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of updated hydrology and topographic information along Cold Springs Valley Drainage Basin. This request follows up on a Conditional Letter of Map Revision issued on February 29, 2000.

All data required to complete our review of this request were submitted with letters from Mr. Chris Anderson, also with Nimbus Engineers.

Because this Letter of Map Revision (LOMR) is based on flood hazard information meant to improve upon that shown on the flood map or within the flood study, and does not partially or wholly incorporate manmade modifications within the Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), fees were not assessed for the review.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations and zone designations of the base flood along Cold Springs Valley Drainage Basin from approximately 600 feet upstream of Cold Spring Drive to approximately 3,500 feet upstream of Silver Knolls Boulevard. As a result of the modifications, the width of the SFHA for Cold Springs Valley Drainage Basin increased in some areas and decreased in other areas. The modifications are shown on the enclosed annotated copy of FIRM Panel(s) 32031C2800 E and affected portions of the Summary of Discharges Table. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM and the affected portions of the Flood Insurance Study (FIS) report, both dated April 20, 2000.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jack Eldridge  
Chief, Community Mitigation Programs Branch  
Federal Emergency Management Agency, Region IX  
The Presidio of San Francisco, Building 105  
San Francisco, California 94129-1250  
(415) 923-7184

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Through the *Project Impact: Building Disaster Resistant Communities* initiative, launched by FEMA Director James Lee Witt in 1997, we seek to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes,

severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your information, we are enclosing a copy of a pamphlet describing this nationwide initiative. For additional information on *Project Impact*, please visit our Web site at [www.fema.gov/impact](http://www.fema.gov/impact).

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any questions regarding this LOMR, please contact the FEMA Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Max H. Yuan, P.E., Project Engineer  
Hazards Study Branch  
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Mitigation Directorate

Enclosures

cc: Mr. Leonard Crowe  
Flood Control Manager  
Washoe County

Mr. David T. Price  
County Engineer  
Washoe County

Ms. Margaret F. Bowker, P.E.  
Nimbus Engineers

6

5

4

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APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

# **FIRM FLOOD INSURANCE RATE MAP**

WASHOE COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 2800 OF 3350

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS  
COMMUNITY  
RENO, CITY OF  
WASHOE COUNTY,  
NEVADA  
REFLECT COMR  
DATED AUG 01 2000

MAP NUMBER  
32031C2800 E

EFFECTIVE DATE:  
SEPTEMBER 30, 1994



Federal Emergency Management Agency

ZONE X

SILVER KNOLLS BOULEVARD

REVISED AREA

16

100 - YEAR FLOOD  
CONTAINED IN CHANNEL

WASHOE COUNTY  
UNINCORPORATED AREAS  
320019

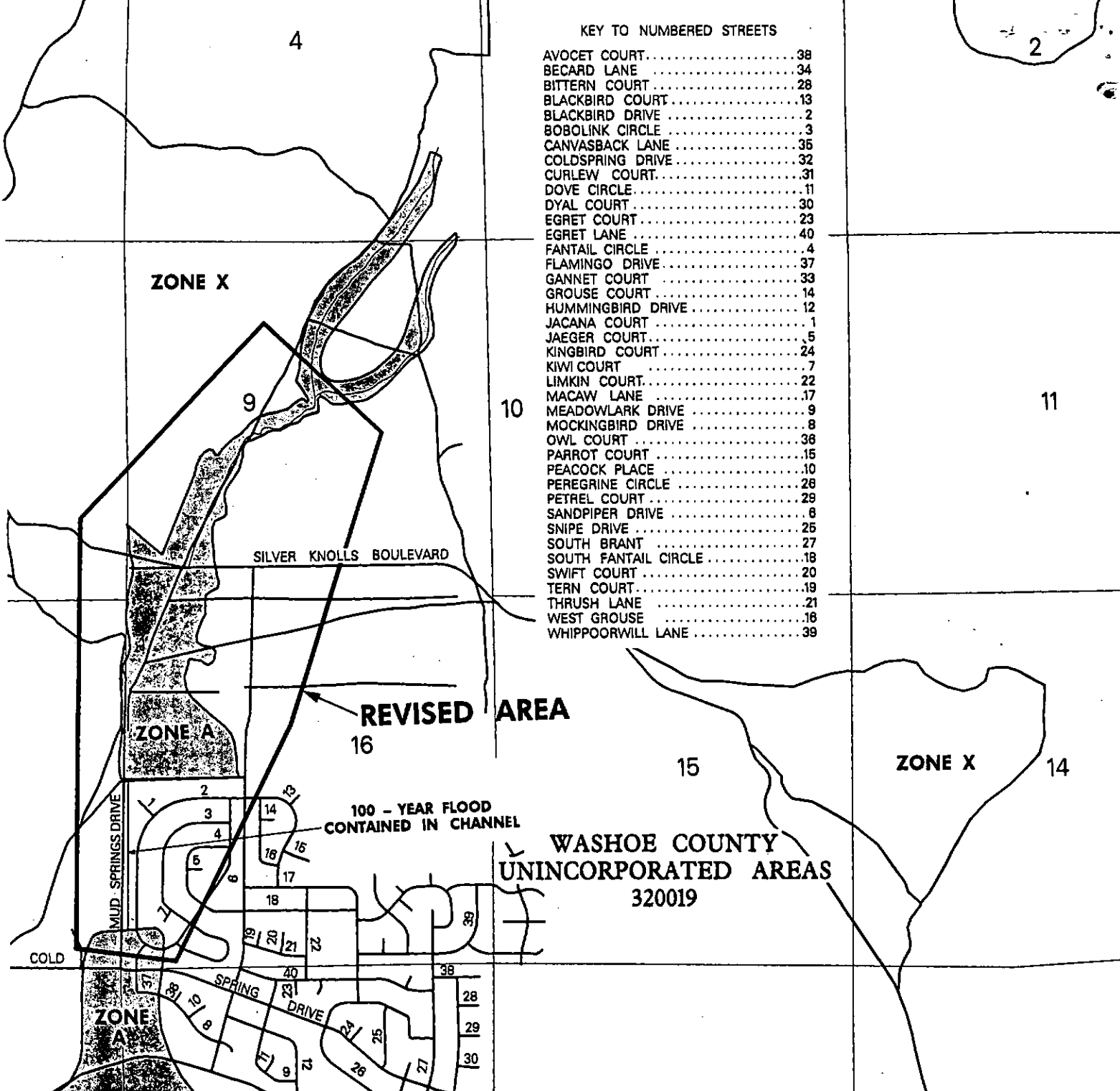


Table 3. Summary of Discharges (Cont'd)

<u>Flooding Source and Location</u>	<u>Drainage Area (Square Miles)</u>	<u>10-Year</u>	<u>Peak Discharges (cfs)</u>		
			<u>50-Year</u>	<u>100-Year</u>	<u>500-Year</u>
Boynton Slough At East McCarran Boulevard	40.5	-- <sup>1</sup>	-- <sup>1</sup>	5,100	-- <sup>1</sup>
Dry Creek At Confluence With Evans Creek	23.7	-- <sup>1</sup>	-- <sup>1</sup>	4,600	-- <sup>1</sup>
At South Virginia Street	13.6	-- <sup>1</sup>	-- <sup>1</sup>	4,000	-- <sup>1</sup>
Evans Creek At South Virginia Street	11.0	200	620	980	2,650
Mogul Creek	5.1	-- <sup>1</sup>	-- <sup>1</sup>	1,300	-- <sup>1</sup>

<sup>1</sup>Data Not Computed

Cold Springs Valley Drainage Basin  
Approximately 3,000 Feet  
Upstream of Silver Knolls Road  
Approximately 2,700 Feet  
Upstream of Cold Spring Drive

8.88

12.27

--<sup>1</sup>

--<sup>1</sup>

--<sup>1</sup>

--<sup>1</sup>

312<sup>2</sup>

230<sup>2</sup>

--<sup>1</sup>

--<sup>1</sup>

<sup>2</sup>Decreasing Flow Due to High  
Infiltration Rates

REVISED DATA

REVISED TO  
REFLECT LOMR  
DATED AUG 01 2000